

Ocracoke Planning Advisory Board
Meeting Minutes
December 4, 2014 at 7:30PM
Ocracoke Community Center

Board members present: Jerry Midgett, Corky Pentz, Benji Hart, Butch Bryan, Tom Payne, and Amy Johnson

Board members absent: Sharon Justice (due to health issues)

Also present: Manager Bill Rich, Planner Kris Noble, Inspector Jerry Hardison, PIO Sarah Johnson, and 16 members of public

Review of November 6, 2014 Minutes

- Motion to approve the minutes by Butch. Second by Tom. All in favor, none opposed.

Consideration of Agenda

- No changes necessary.

Public Comment

- None.

Chairpersons Report

- Commissioners Meeting 12/1/2014
 - Manager Rich discussed abandoned boats in the harbor. Rich says the Albemarle Commission is having a meeting with the Community Resources Commission to discuss the issue of abandoned boats in coastal NC.
- Need to contact Mr. Ducker- Inst. Of Gov't
 - Corky will contact about progress with ODO revision

New Business

- Planning Board – public discussion on issues and topics with Manager Rich
 - Rich discusses the position of the ODO officer. The ODO officer position was designed to be a distinct from the building inspector. Rich suggested in November that this upcoming fiscal year, the county budget for a part-time ODO officer that lives on Ocracoke.
- Direction for regulations which are subjective
 - Discussion about cottage industries in residential buildings with specific reference to two properties that received official letters from Inspector Hardison stating they are noncompliant with the ODO section 36-183(g).
 - Comment from Tom Pahl that the letter of being not in compliance with ODO is selective enforcement.
 - Comment from Daphne Bennick that her and BJ Oelschlegel own a property that has been used in the same way they are by two previous owners. She is not against enforcement, only selective enforcement.

- Manager Rich says the wording of the ODO section in discussion is not clear as to who must occupy the building.
- Manager Rich recommends that the two property owners in violation have stated their case as for why the rule is unclear and no further action should be taken.

Old Business

- Review of ODO to continue in January 2015.

Public Comment

- Rudy Austin says the building permit application is extremely confusing and would like the Board to revise the application so it is streamlined based on type of project.

Next meeting set for Thursday, January 8, 2015 at 7:30 pm in the Ocracoke Community Center.

Motion to adjourn by Benji. Second by Amy. All in favor, none opposed.